



05-19-10P04:07 RCVD

Item No. 12a**TOWN OF LAUDERDALE-BY-THE-SEA****AGENDA ITEM REQUEST FORM****Development Services**

Department Submitting Request

Dept Head's Signature B3

<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>	<u>Commission Meeting Dates</u>	<u>Last date to turn in to Town Clerk's Office</u>
<input type="checkbox"/> May 25, 2010	May 14 (5:00 p.m.)	<input type="checkbox"/> July 27, 2010	July 16 (5:00 p.m.)	<input type="checkbox"/> Oct 26, 2010	Oct 15 (5:00 p.m.)
<input checked="" type="checkbox"/> June 8, 2010	May 28 (5:00 p.m.)	August 2010	Commission Recess		
<input type="checkbox"/> June 22, 2010	June 11 (5:00 p.m.)	<input type="checkbox"/> Sept 14, 2010	Sept 3 (5:00 p.m.)	<input type="checkbox"/> Nov 9, 2010	Oct 29 (5:00p.m.)
<input type="checkbox"/> July 13, 2010	June 2 (5:00 p.m.)	<input type="checkbox"/> Sep 28, 2010*	Sept 17 (5:00 p.m.)	<input type="checkbox"/> Nov 23, 2010	Nov 12 (5:00p.m.)
		<input type="checkbox"/> Oct 12, 2010	Oct 1 (5:00p.m.)	<input type="checkbox"/> Dec 14, 2010	Dec 3 (5:00p.m.)

* Subject to change – Sukkot

NATURE OF AGENDA ITEM

- | | | |
|---|--|--|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Resolution | <input type="checkbox"/> Manager's Report |
| <input type="checkbox"/> Public Safety Report | <input checked="" type="checkbox"/> Ouasi Judicial – | <input type="checkbox"/> Attorney's Report |
| <input type="checkbox"/> Consent Agenda | <input type="checkbox"/> Old Business | <input type="checkbox"/> Other |
| <input type="checkbox"/> Ordinance | <input type="checkbox"/> New Business | |

SUBJECT TITLE: Ocean Terrance Condominium Association (4564 El Mar Dr.)**EXPLANATION:** Commission is being asked to extend the approval of a site plan (Ocean Terrace Beachside Condominium, 4564 El Mar Dr.) for an additional six (6) month time period by the owners Architect.

The Towns Code of Ordinances (30-123 (g) provides the Town Commission, at its discretion, the authority to extend the approval of a site plan for an additional time period, not to exceed one year, provided a request for extension is filed prior to the expiration of the original one-year period. In granting such extensions the Town Commission may require modifications to or impose additional conditions on the site plan.

The Town Commission approved the site plan on October 14, 2008 with an expiration date of eighteen (18) months (April 14, 2010).

STAFF RECOMMENDATION: Recommend six (6) month extension as requested.**BOARD/COMMITTEE RECOMMENDATION:** N/A**FISCAL IMPACT AND APPROPRIATION OF FUNDS:** N/A

- | | |
|---|--|
| <input type="checkbox"/> Amount \$ _____ | <input type="checkbox"/> Acct # _____ |
| <input type="checkbox"/> Transfer of funds required | <input type="checkbox"/> From Acct # _____ |
| <input type="checkbox"/> Bid | <input type="checkbox"/> Grant <input type="checkbox"/> Amount represents matching funds |

Town Attorney review required

- ☐
- Yes
- ☒
- No

Town Manager's Initials: CHA

5/4/2010

STAFF REPORT

BY: JEFF BOWMAN, DEVELOPMENT SERVICES DIRECTOR
SUBJECT: 4564 EL MAR DRIVE, OCEAN TERRACE CONDO, D.O. EXTENSION
DATE: 5/11/2010

Staff has reviewed the attached request from Esther Ravelo (Project Architect) for Ocean Terrace Beachside Condominium located at 4564 El Mar Drive. The applicant is asking to extend the approval of a site plan (Ocean Terrace Beachside Condominium, 4564 El Mar Dr.) for an additional six (6) month time period by the owners Architect.

The Towns Code of Ordinances (30-123 (g) provides the Town Commission, at its discretion, the authority to extend the approval of a site plan for an additional time period, not to exceed one year, provided a request for extension is filed prior to the expiration of the original one-year period. In granting such extensions the Town Commission may require modifications to or impose additional conditions on the site plan.

The Town Commission approved the site plan on October 14, 2008 with an expiration date of eighteen (18) months (April 14, 2010).

Staff will complete the notification requirements for this quasi-judicial proceeding.

Staff's recommendation is to grant the six (6) month extension as requested.

Rodriguez Design Group Inc.

901 S. Federal Highway Suite 200
Fort Lauderdale, Florida 33316
Telephone 954-764-0907
Telefax 954-764-0940

May 11, 2010

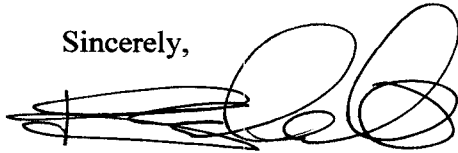
Jeff Bowman
Development Services Director
4501 Ocean Drive
Lauderdale by the Sea, Fl 33308
954-776-3611

Reference: Ocean Terrace Beachside Condominium
4564 El Mar Dr.
Lauderdale by the Sea, Fl
Staff Report

In reference to the attached staff report, regarding extension to the site plan approval of the above referenced project, this office finds the recommendations acceptable.

We appreciate your consideration to this matter. Should you have any questions please call me at your convenience.

Sincerely,



Esther Ravelo, Architect
Vice President, RDG



Rodriguez Design Group Inc.

901 S. Federal Highway Suite 200
Fort Lauderdale, Florida 33316
Telephone 954-764-0907
Telefax 954-764-0940

April 7, 2010

Jeff Bowman
Development Services Director
4501 Ocean Drive
Lauderdale by the Sea, Fl 33308
954-776-3611

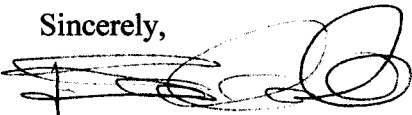
Reference: Ocean Terrace Beachside Condominium
4564 El Mar Dr. Lauderdale by the Sea

The above referenced project is currently in the final phase of the permitting process. We have addressed the first set of review comments from the building department, however, their final review may not happen by our site plan approval deadline of April 28, 2010. Although eighteen months were issued for permit acquisition, this project required many other governmental reviews other than the basic local DEP and local building department review. After Completing Construction Documents, this project had to be reviewed by the State DEP Bureau of Beaches and Coastal Systems. Their review process took six months. Once their approval was issued, at the end of July 2009, our client was able to obtain a contractor in order to proceed with the local DEP and Building Department process, which is where we find ourselves. Therefore, we would like to respectfully request an extension of time for the site plan approval.

We have tried to move forward as expeditiously as possible, however, we will need an additional 6 months time for permit acquisition. Within this timeline, we are sure that all necessary permits can be obtained.

We appreciate your consideration to this matter. Should you have any questions please call me at your convenience.

Sincerely,



Esther Ravelo, Architect
Vice President, RDG



04-29-10A11:15 RCVB

RCVD

Item No. 12a**TOWN OF LAUDERDALE-BY-THE-SEA****AGENDA ITEM REQUEST FORM****Development Services**

Department Submitting Request


Dept Head's Signature

Commission Meeting Dates	Last date to turn in to Town Clerk's Office	Commission Meeting Dates	Last date to turn in to Town Clerk's Office	Commission Meeting Dates	Last date to turn in to Town Clerk's Office
<input type="checkbox"/> Nov 10, 2009	Oct. 30 (5:00 p.m.)	<input type="checkbox"/> Jan 26, 2010	Jan 15 (5:00 p.m.)	<input type="checkbox"/> March 23, 2010	Mar 12 (5:00 p.m.)
<input type="checkbox"/> Dec 1, 2009	Nov 20 (5:00 p.m.)	<input type="checkbox"/> Feb 9, 2010	Jan 29 (5:00 p.m.)	<input type="checkbox"/> April 13, 2010	April 2 (5:00p.m.)
<input type="checkbox"/> Dec 8, 2009	Nov 25 (5:00 p.m.)	<input type="checkbox"/> Feb 23, 2010	Feb 12 (5:00 p.m.)	<input type="checkbox"/> April 27, 2010	April 16 (5:00p.m.)
<input type="checkbox"/> Jan 12, 2010	Dec 31 (5:00 p.m.)	<input type="checkbox"/> Mar 4, 2010	Feb 19 (5:00p.m.)	<input checked="" type="checkbox"/> May 11, 2010	April 30 (5:00p.m.)

NATURE OF AGENDA ITEM

- | | | |
|--|---|--|
| <input type="checkbox"/> Presentation | <input type="checkbox"/> Resolution | <input type="checkbox"/> New Business |
| <input type="checkbox"/> Report | <input type="checkbox"/> Ordinance | <input type="checkbox"/> Manager's Report |
| <input checked="" type="checkbox"/> Consent Agenda | <input type="checkbox"/> Public Hearing | <input type="checkbox"/> Attorney's Report |
| <input type="checkbox"/> Bids | <input type="checkbox"/> Old Business | <input type="checkbox"/> Other |

EXPLANATION: Commission is being asked to extend the approval of a site plan (Ocean Terrace Beachside Condominium, 4564 El Mar Dr.) for an additional six (6) month time period by the owners Architect.

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STAFF RECOMMENDATION: Recommend six (6) month extension as requested.

BOARD/COMMITTEE RECOMMENDATION: N/A

FISCAL IMPACT AND APPROPRIATION OF FUNDS: N/A

- | | |
|---|--|
| <input type="checkbox"/> Amount \$ _____ | <input type="checkbox"/> Acct # _____ |
| <input type="checkbox"/> Transfer of funds required | <input type="checkbox"/> From Acct # _____ |
| <input type="checkbox"/> Bid | <input type="checkbox"/> Grant <input type="checkbox"/> Amount represents matching funds |

Town Attorney review required

- ☐ Yes ☒ No

Town Manager's Initials: CUA

Rodriguez Design Group Inc.

901 S. Federal Highway Suite 200
Fort Lauderdale, Florida 33316
Telephone 954-764-0907
Telefax 954-764-0940

April 7, 2010

Jeff Bowman
Development Services Director
4501 Ocean Drive
Lauderdale by the Sea, FL 33308
954-776-3611

Reference: Ocean Terrace Beachside Condominium
4564 El Mar Dr. Lauderdale by the Sea

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Sincerely,

Esther Ravelo, Architect
Vice President, RDG



INSTR # 108239162
OR BK 45795 Pages 694 - 696
RECORDED 11/06/08 09:16:46
BROWARD COUNTY COMMISSION
DEPUTY CLERK 1008
#1, 3 Pages

Ocean Terrace Condominium Association Development Order

Owner/ Agent Information

Applicant/ Agent

Forrest Milzow, President
Name

4564 El mar Dr.
Street Address

Lauderdale By The Sea, FL 33308
City State Zip Code

(248-625-5121)(249-625-7105)
Phone / FAX

Owner

Ocean Terrace Beachside Condominium Association
Name

4564 El Mar Drive
Street Address

Lauderdale By The Sea, FL 33308
City State Zip Code

(248-625-5121)(248-625-7105)
Phone / Fax

Project Location

Street Address: 4564 El Mar Drive
Lauderdale by the Sea, FL 33308

Legal Description: Block 8 Lot 17 Lauderdale By The Sea

Folio Numbers: 4943-18-GB-0010, 4943-18-GB-0020, 4943-18-GB-0030, 4943-18-GB-0040, 4943-18-GB-0050, 4943-18-GB-0060, 4943-18-GB-0070, 4943-18-GB-0080

Existing Site Characteristics

MH- (Residential Med High 25 DU/AC)
Future Land Use Category

0.37 acres (16,442.97 square feet)
Acreage

RM-25
Zoning District

Project Description

Commercial ☐ Office ☐ Residential ☒ Hotel/Motel ☐ Other ☐

List Uses: Condominium

Residential

Number of Units: 8 Condo Units Bedrooms: N/A Square feet: N/A

Parking Spaces Provided: 5 parking space

Type Of Units: Fee Simple ☐ Condominium ☒ Townhouse ☐ Rental /Condo hotel type units ☐

Density: 25.0 DU/AC (50.0 Hotel Units/AC)

Overview

Site plan approval for the re-construction of the Ocean Terrace Beachside Condominium which suffered water damage in 2006. The Association seeks to rebuild the two rear damaged units. The applicant is seeking a modification to the original approved site plan by increasing the height of the building by four (4) feet six (6) inches to construct a pitched, hip-style roof for the eastern portion of the structure that houses units 7 and 8.

Project Review

Date Submitted: July 7, 2008

Application Sufficiency: September 7, 2008

Planning and Zoning Board Review

Date: September 17, 2008

Action Recommended: Approval (☐) Approval With Conditions (X) Denial (☐)

Town Commission Review

Date: October 14, 2008

Final Action Taken: Approval (☐) Approval With Conditions (X) Denial (☐)

Findings

The Town Commission considered the Site Plan Package, Planning and Zoning Board recommendation, testimony at the Planning and Zoning Board Public Hearing and testimony presented at the Public Hearing of the Town Commission. Based on the submitted and presented testimony, the Town Commission finds the Site Plan Package prepared by Rodriguez Design

Group, Inc. and the plans stamped received on July 30, 2008 by the Town are consistent with the requirements of the Town's Comprehensive Plan and Zoning Code.

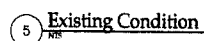
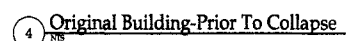
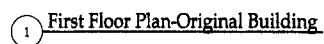
Standard Conditions:

1. This approval is based on the Site Plan Package prepared by Rodriguez Design Group, Inc. stamped received by the Town on July 30, 2008, which includes 10 sheets (24 X 36), and a survey.
2. If the Town Commission approves a site plan subject to conditions, the Applicant shall have 45 days from the date the Town Commission approved the site plan to submit a corrected site plan for a compliance review. The compliance review shall be conducted by the Town Manager, Town Planner and when appropriate, the Town Attorney. The Town shall issue no building permit until the Town Manager certifies that the corrected site plan is in compliance with the conditions of approval imposed by the Town Commission.
3. Upon approval of a site plan by the Commission, the applicant shall have eighteen (18) months to secure a building permit from the Town's permitting authority unless the Town Commission grants extensions. The Town will issue no building permits or Business Tax Receipts for uses or structures proposed on a site plan if a site plan has expired.
4. This Development Order shall not be in effect until recorded in the Public Records of Broward County by the Applicant, at his/her sole cost and expense, with the original provided to the Town.
5. The applicant shall obtain all necessary building permits required by Broward County Building Division.
6. An Engineering Permit is required from the Town for any work within the public right-of-way of El Mar Drive or in a dedicated utility easement.
7. The driveway shall be replaced with a pervious brick paver driveway.
8. All electrical service lines shall be buried.

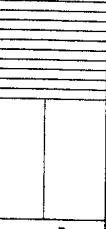

Jeff Bowman
Development Services Director

10/28/2008

T1.0.0



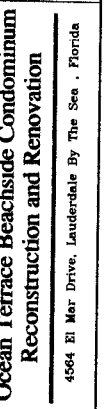
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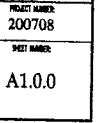


RODRIGUEZ DESIGN GROUP, INC. • INTERIOR DESIGNING
 • ARCHITECTURE • PLUMBING

10000

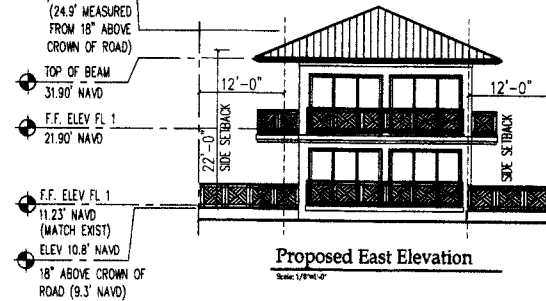
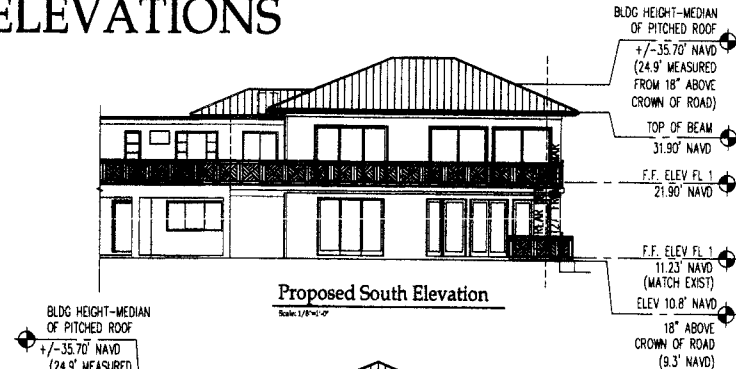
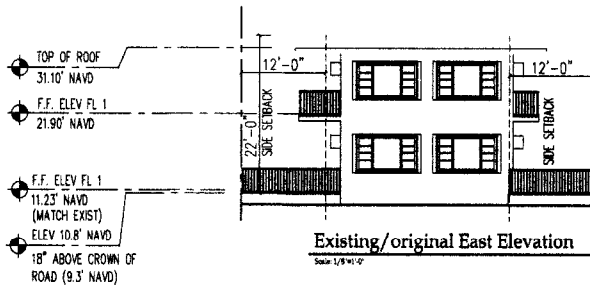
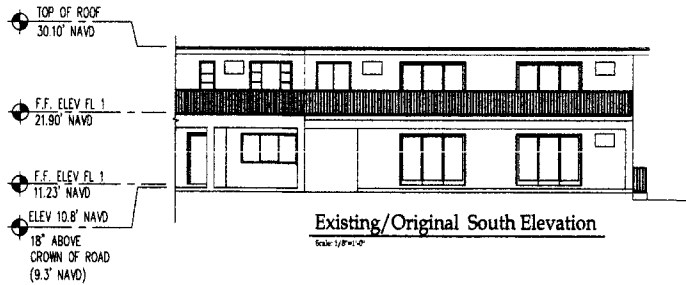
WE SERVE PERSONAL RESIDENTS AND ALL TYPES OF COMMERCIAL, PLUMBING, ETC.
 TELEPHONE: 954-764-1000 FAX: 954-764-1000 E-MAIL: INFO@RDG.COM
 10000 N.W. 10TH AVENUE SUITE 10000, MIAMI, FL 33150
 10000 N.W. 10TH AVENUE SUITE 10000, MIAMI, FL 33150





Proposed Second Floor Plan

COMPARATIVE ELEVATIONS



Site Area Computations

	Original		
	Area	Percentage	
EXIST NONCONFORMING	Overall Site Area	16,442.97 s.f.	
	Area used for sales (not incl beach)	6,452.97 s.f.	100%
	Impervious Area	6,218.36 s.f.	96.4%
	Pervious Area	234.61 s.f.	3.6%
IMPROVED NONCONFORMING	Proposed		
	Area	Percentage	
	Overall Site Area	16,442.97 s.f.	
	Area used for sales (not incl beach)	6,452.97 s.f.	100%
	Impervious Area	5,879.48 s.f.	88.0%
	Pervious Area	773.49 s.f.	12.0%

Project Data

STREET ADDRESS: 4564 El Mar Drive, Lauderdale By The Sea, Florida 33308		Required-Allowed	Existing-Original	Proposed-Reconstruction
LEGAL DESCRIPTION: Lot 17, Block B of LAUDERDALE BY THE SEA, according to the plat thereof, as recorded in Plat Book 6, at page 2, of the Public Records of Broward County, Florida.				
Flood zones: VE and AO				
Zoning District: RM-25				
Use: Residential				
Gross Acreage: 16,442.97 s.f. (.38 Acres)				
Net Acreage: 16,442.97 s.f. (.38 Acres)				
Building Coverage: 3,557.53 s.f. (incl second fl over breezeway and balconies)			Building Coverage: 3,557.53 s.f.	Building Coverage: 3,557.53 s.f.
Density (25 units per acre)		9.5 Units (.38 x 25)	8 Units	8 Units (No Change)
Front Setback:		25'-0"	24'-3"	24'-3" (No Change-No work at front)
Side Setback: RM-25		12'-0"	4'-0" (Existing)	4'-0" (Existing)
			7'-10" (Original Destroyed)	7'-10" (No Change from Original)
Rear Setback: (for lots east of El Mar-Block B-Lot 17-127' max from El Mar Drive)		127' (from El Mar Drive)	129'-2" (from El Mar)	129'-2" (from El Mar) (No Change-Same as original destroyed)
Max Building Height (measured from 18" above crown of road):		33'-0" (from 18" above crown of road)	20'-4" (existing and original destroyed)	24'-10" (includes median for new pitched roof)
Open Area: 25% (of required setback area)		562.94 s.f. (25%)	101.88 s.f. (4.3%-incl beach area)	385.18 s.f. (16.2%-incl beach area)
Setback Area: 2371.77 s.f. (not incl beach area)				
Parking: 2 (per dwelling)		16 spaces	+/- 5 spaces	+/- 5 spaces (No Change)

PROJECT NAME:
Ocean Terrace Beachside Condominium
Reconstruction and Renovation

PROJECT ADDRESS:
4564 El Mar Drive, Lauderdale By The Sea, Florida

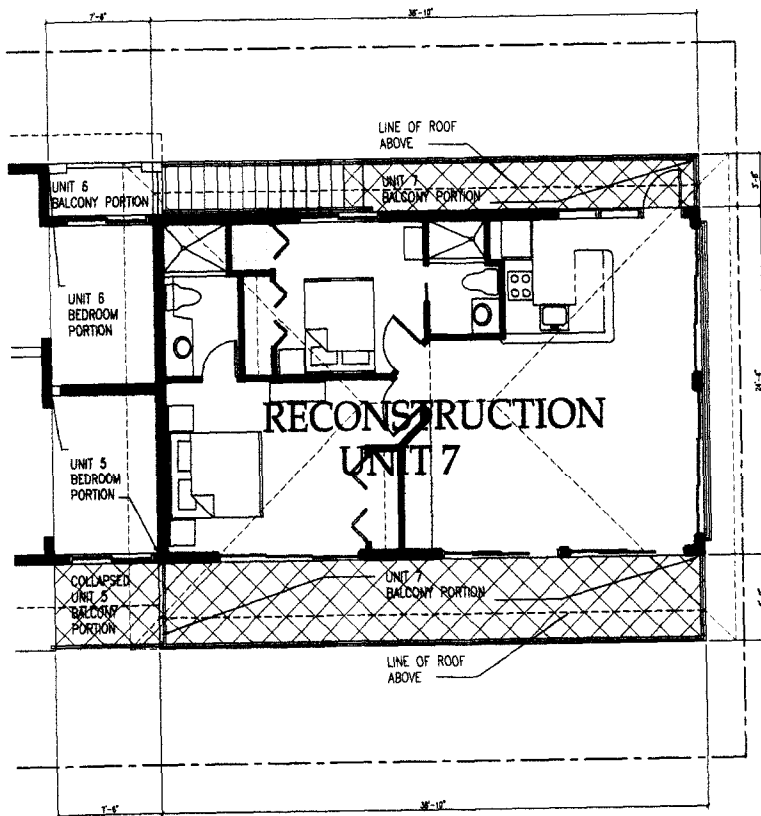
ARCHITECT:
RDRG

PLANNING:
RDRG

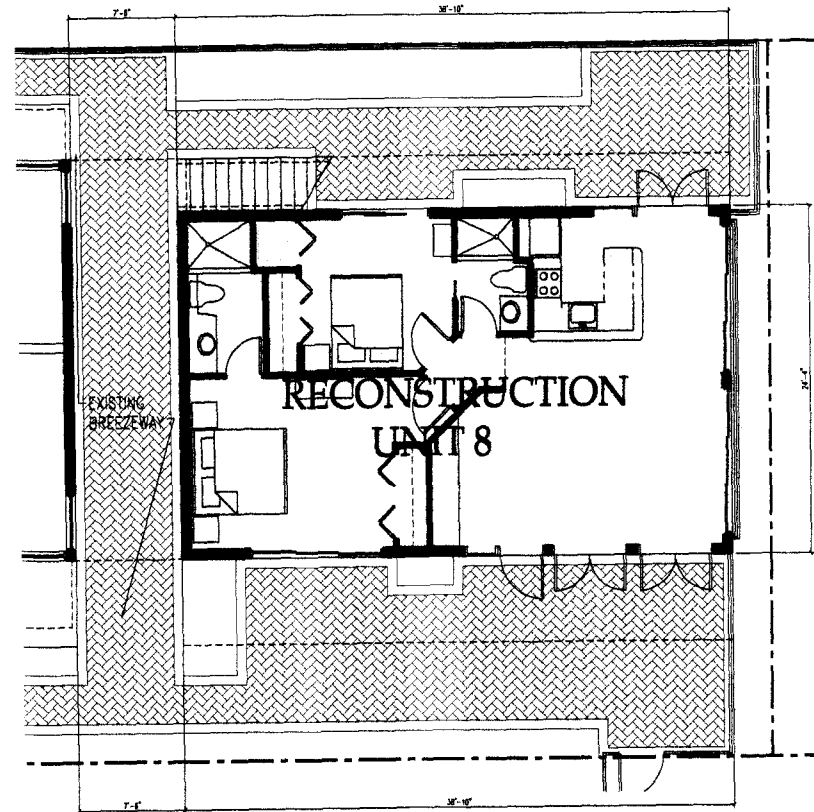
INTERIOR DESIGN:
RDRG

DATE:
2007/08

SHEET NUMBER:
A1.01



2 Second Floor Plan
Scale: 1/8" = 1'-0"



1 First Floor Plan
Scale: 1/8" = 1'-0"

REVISIONS

ARCHITECTURE
PLANNING
JORDAN DESIGN GROUP, INC. A FIRM OF JORDAN
DESIGN GROUP, INC. 1001 N.W. 10th Avenue, Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1000
Fax: (954) 561-1001
E-mail: jordan@jordan-design.com

Ocean Terrace Beachside Condominium
Reconstruction and Renovation
4564 El Mar Drive, Lauderdale By The Sea, Florida

PROJECT NUMBER
200708

SHEET NUMBER

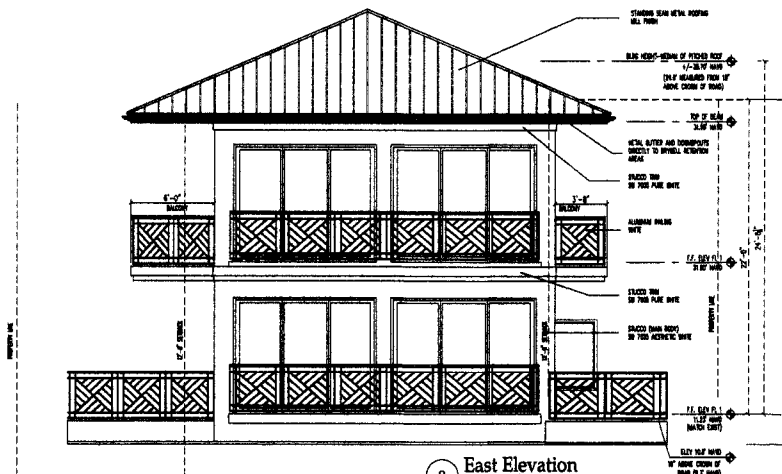
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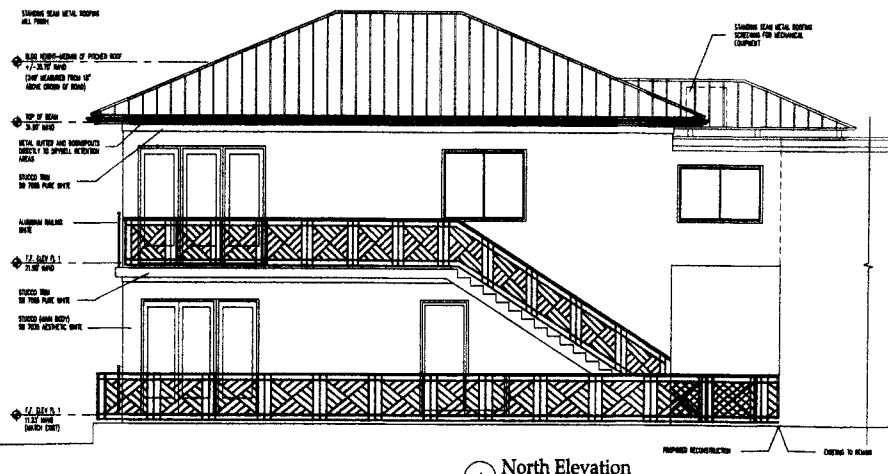
1 Perspective
N/S



2 South Elevation
Scale: 1/4\"/>



3 East Elevation
Scale: 1/4\"/>



4 North Elevation
Scale: 1/4\"/>

<p>PROJECT NAME: Ocean Terrace Beachside Condominium Reconstruction and Renovation</p>	
<p>PROJECT NUMBER: 200708</p>	
<p>SHEET NUMBER: A3.1.0</p>	
<p>4564 El Mar Drive, Lauderdale By The Sea, Florida</p>	
<p>ARCHITECTURE RDC RODRIGUEZ DESIGN GROUP, INC. • INTERIOR DESIGN</p>	

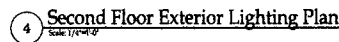
FRN-07009

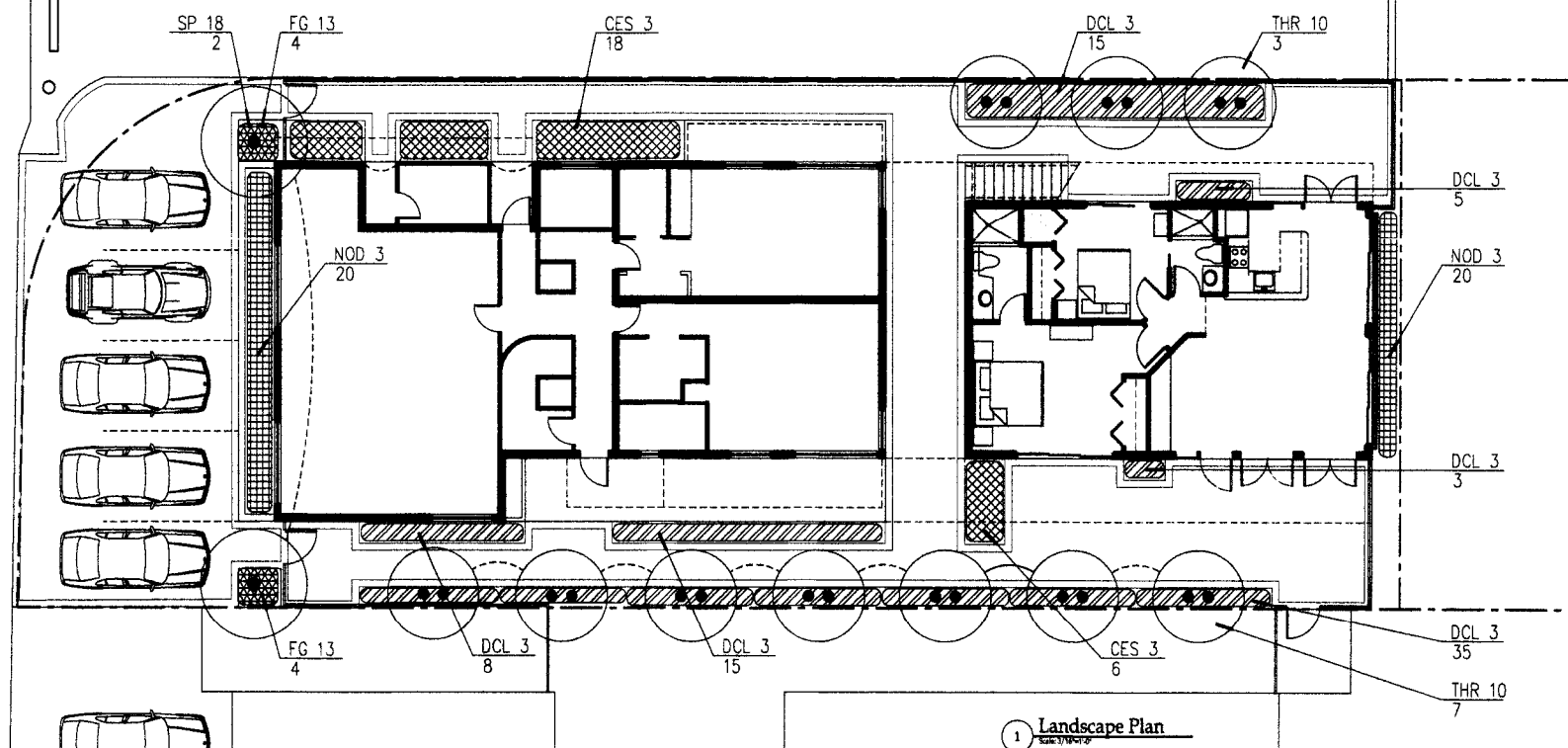
7' 2" Triple 42" WATT MAXIMUM

KIRLIN
Since 1961

Detailed Phenomenology - Installed Picture

PHENOMENON 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 7





1 Landscape Plan

PLANTING NOTES

All plant material to be Florida #1 or better.
Soil to be St. Augustine Tiaratum, contractor to determine quantity.
All sod and landscape to receive 100% coverage from automatic irrigation system using approved water source and an automatic rain sensor device.
Contractor responsible for all conditions and landscape specifications attached to this plant list. Plan and specifications shall be considered Contract Documents.
Mulch, topsoil, and fertilizer to be applied according to specifications.

SPECIFICATIONS

NONCULMINATURE: All plant material used shall be true to name and size in conformity with the Florida Nurseries' Grades and Standards, and shall be Florida Grade #1 or better. Plants which do not meet specifications will not be accepted.

PLANT TYPES: Plant types and quantities shall be determined by plant lists and lists.

SIZE OF PLANT: Size of plant shall exceed over container size. Spacing of ground covers will be determined by plant lists. Quantities shown on plant lists are to be used as a guideline only. Contractor will be responsible for securing all necessary permits for plants. Discrepancies should be brought to the attention of the Landscape Architect.

SUBSTITUTIONS: No substitutions shall be accepted without consent of Landscape Architect. Any intended substitutions shall be detailed on the list of plants or details or other formal markings.

PLANTING: All plants shall be installed within the specified time period. All plants, trees and palms shall be planted with a min. of 6" (sod) (SOD max, SOD max) on top and bottom of root ball. Rooted cuttings shall be planted in beds with a min. of 4" of space

FERTILIZER: N100

manufacturers recommend application rates). In addition, apply lime (forms 30-0-0) or dolomitic limestone (form 0-0-60) at 10 lb/1000 sq ft to raise soil pH to 6.5.

MULCH: All trees shall be mulched with 3" of shredded organic in a 3 foot circle around trunk. Shrub and groundcover beds shall be mulched with 3" of shredded organic in beds shown on plan or in beds 5' wide for hedges.

PLANTING: All plants shall be planted at soil levels at which they were previously grown. Shrub and hedge material shall be planted 1 min. 2" away from walls or other obstructions. Material with a mature size greater than any overhangs shall be planted over overhangs so as not to impede the natural growth habit. Subal plants to be planted directly in ground if necessary; excavate hole to depth of root ball and backfill with native soil.

WATERING: All plant materials shall be watered thoroughly after installation so as to remove all air pockets. Ball material shall be watered every day for a minimum one week period thereafter so as to keep the root ball moist until the roots have established in the landscape substrate. Contractor shall notify owner if either scenario occurs during the growing season.

BUYING: All trees

will stay straight and true through the guarantee period. Methods used will be such that no injury is caused to plants. Dying shall be done at the option of the Contractor unless specifically requested by the Landscape Architect, however, Contractor shall still be responsible for all trees and palms remaining straight and true throughout the guarantee period.

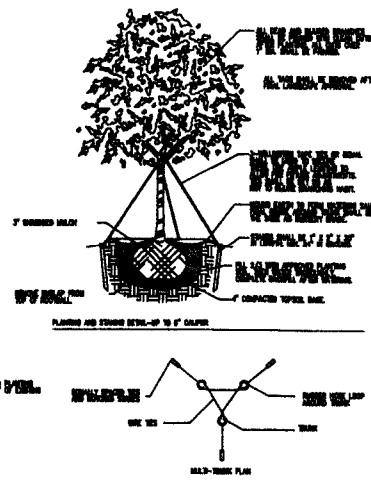
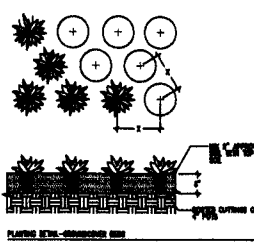
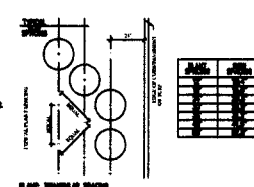
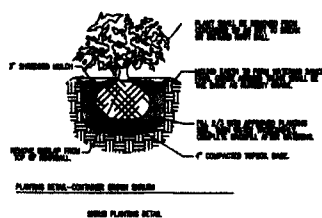
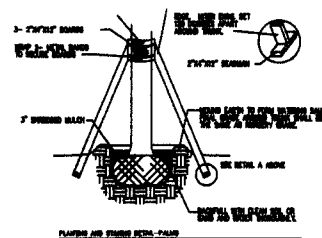
500. Sod shall be dense, green, and well rooted, and free of debris, weeds, objectional grasses, disease, or injurious insects. A complete 8-6-6 fertilizer shall be spread at a rate of 5 lbs. per 1000 sq. ft. Sod shall be watered to a depth of 4" after laying. All areas to be sodded shall be raked smooth and

GUARANTEE: All

GUARANTEE: All plant materials shall be guaranteed for 1 year after completion at project. Palms are to be guaranteed for 1 year. Guarantee applies to health, position, and size. Replacement cost will be carried by Contractor.

PLANT MATERIAL SCHEDULE

STRUCT	COMMON NAME	SPECIFICATION
W001	SHOOF CLEARING	4' HT., 5' PAUL TO BASE
W010	SIDEAL PAUL	10' ON HT. MALE, GHT
W020	WIDENAL BOWTIA SHOLE	10' ON HT. PAUL
0220	BLAKE BUTTERFLYED WIDE	3 DOL. 10'10" PAUL
0P25	SHOOF CLADA FORDA	3 DOL. 10'10" PAUL
0325	SHOOF LEX VERTORDA	3 DOL. 10'10" PAUL
W013	POSS GREEN ELAND	3 DOL. 10'10" PAUL
0013	SHOOF CLADA	3 DOL. 10'10" PAUL 2' G.C.
W017	BLAKE 8 BOWTIED CYPRESS	2' LAYER WATER IN
0018	GOOD SH-ALL BOWD BOW	5' LAYER 1/2 LAY PER TIME



(g) Effective period of final site plan approval.

- (1) Upon approval of a site plan by the Town Commission, the applicant shall have one year to obtain a building permit for an above-ground principal structure as shown on the approved site plan from the Town's permitting authority when the property which is the subject of the site plan is west of the coastal construction control line and 18 months when the property is east of the coastal construction control line.**
- (2) The granting of approval for a major site plan amendment recommences the running of the above referenced time periods. The granting of approval of a minor site plan amendment does not recommence the running of the above referenced time periods.**
- (3) If an application [applicant] fails to secure a building permit in allowed time, all previous approvals shall become null and void.**
- (4) A clearing and grubbing permit shall not constitute a building permit for site plan review purposes.**
- (5) The Town Commission, at its discretion, may extend the approval of a site plan for an additional time period, not to exceed one year, provided a request for extension is filed prior to the expiration of the original one-year period. In granting such extensions the Town Commission may require modifications to or impose additional conditions on the site plan.**